

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE  
S/S Hickory Falls Way, 150 ft.  
W of Gunhurst Garth  
9536 Hickory Falls Way  
11th Election District  
5th Councilmanic District  
Ronald E. Bond, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 92-90-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 415.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow one recreational vehicle (boat and trailer) to be stored in the side yard 10 ft. in front of a lateral projection of the front foundation line, in lieu of 8 ft. to the rear, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17<sup>th</sup> day of Oct., 1991 that the Petition for a Zoning Variance from Section 415.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow one recreational vehicle (boat and trailer) to be stored in the side yard 10 ft. in front of a lateral projection of the front foundation line, in lieu of 8 ft. to the rear, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

October 16, 1991

Mr. and Mrs. Ronald E. Bond  
9536 Hickory Falls Way  
Baltimore, Maryland 21236

RE: Petition for Residential Zoning Variance  
Case No. 92-90-A

Dear Mr. and Mrs. Bond:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.  
cc: Peoples Counsel

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

92-90-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/so presently reside at  
9536 Hickory Falls Way, Baltimore, Maryland 21236  
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)  
inability to store boat on trailer the required full 8 feet behind the front wall of house due to downhill grade of hill on both sides of the property. Compliance with 8 feet to the rear of front wall would pose a safety hazard.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronald E. Bond  
AFFIANT (Handwritten Signature)  
Ronald E. Bond  
AFFIANT (Printed Name)

Linda D. Bond  
AFFIANT (Handwritten Signature)  
Linda D. Bond  
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 10<sup>th</sup> day of August, 19 91, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared  
Ronald E. Bond & Linda D. Bond

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

8-26-91  
DATE

Anna Marie Davis Jones  
NOTARY PUBLIC

My Commission Expires:

April 1994

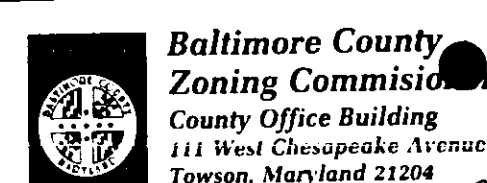
ZONING DESCRIPTION

Beginning at a point on the north side of Hickory Falls Way, which is 50' wide at the distance of 150' west of the centerline of the nearest improved intersecting street Gunhurst Garth which is 50' wide. Being Lot #19 Block 1 Section 3 in the subdivision of Oakhurst as recorded in Baltimore County Platbook 42, folio 133, containing 11,778 sq. ft. Also known as 9536 Hickory Falls Way and located in the 11th Election District.

92-90-A

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: 8/26/91  
Posted for: 9536 Hickory Falls Way  
Petitioner: Bond, Ronald & Linda  
Location of property: 150' W of E of Gunhurst Garth  
Location of Sign: on property  
Remarks: VIOLATION CASE 92-102  
Posted by: LES:mmm Date of return: 9/26/91  
Number of Signs: 1



Baltimore County  
Zoning Commission  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date

9/04/91

PUBLIC HEARING FEES

QTY PRICE

010 -ZONING VARIANCE (IRL)

1 X \$35.00

080 -POSTING SIGNS / ADVERTISING

1 X \$25.00

LAST NAME OF OWNER: BOND

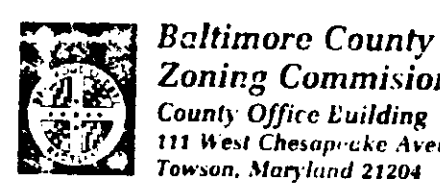
TOTAL: \$60.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Account: R-001-6150  
Number

#9200115



Baltimore County  
Zoning Commission  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date

8/26/91

ZONING VARIANCE

9536 Hickory Falls Way

Bond, Ronald & Linda

S/S Hickory Falls Way

150' W of E of Gunhurst Garth

Account: R-001-6150  
Number

\$35.00

\$25.00

\$60.00

Please Make Checks Payable To: Baltimore County  
FA 0076-01PH09-26-91 \$60.00

Cler Validation

VIOLATION CASE 92-102  
Requested Administrative

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 415A.1 - to allow one recreational vehicle stored in the side yard 10' in front of a lateral projection of the front foundation line, in lieu of 8' to the rear.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason(s) (Indicate hardship or practical difficulty)  
Inability to store boat on trailer the required full 8' behind the front wall of house due to downhill grade of hill on both sides of the property. Compliance with 8' to the rear of front wall would pose a safety hazard.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

City/State/Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Address

Signature

Address

Attorney's telephone number

ORDERED by the Zoning Commissioner of Baltimore County, this 26 day of Aug., 19 91, that the subject matter of this petition be posted on the property on or before the 15 day of Sept., 19 91.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_, 19 \_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 109, County Office Building in Towson, Baltimore County.



ZONING COMMISSIONER OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

Date

By

111 West Chesapeake Avenue  
Towson, MD 21204

September 9, 1991

887-3353

Ronald and Linda Bond  
9536 Hickory Falls Way  
Baltimore, Maryland 21236

Re: CASE NUMBER: 92-90-A

LOCATION: S/S Hickory Falls Way, 150' W of Gunhurst Garth  
9536 Hickory Falls Way

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a retransfer regarding the administrative process.

1) Your property will be posted on or before September 15, 1991. The closing date is September 30, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

Very truly yours,

15  
G. S. Stephens  
(301) 887-3391

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3354

October 3, 1991

Mr. & Mrs. Ronald E. Bond  
9536 Hickory Falls Way  
Baltimore, MD 21236

RE: Item No. 115, Case No. 92-90-A  
Petitioner: Ronald E. Bond, et ux  
Petition for Residential Variance

Dear Mr. & Mrs. Bond:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:lw  
Enclosures

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3354

Your petition has been received and accepted for filing this 26th day of August, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Ronald E. Bond, et ux  
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 13, 1991  
Zoning Administration and  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: HELBING Property, Item No. 53  
Smith Property, Item No. 64  
McClure Property, Item No. 65  
Boehnlein Property, Item No. 66  
Marx Property, Item No. 68  
Buie Property, Item No. 69  
Pulaski Property, Item No. 70  
Wollschlager Property, Item No. 72  
Bray Property, Item No. 74  
Graves Property, Item No. 75  
Sylvia Property, Item No. 76  
Long Property, Item No. 78  
Pearl Property, Item No. 79  
Casey Property, Item No. 80  
Edwards Property, Item No. 81  
Tyson Property, Item No. 85  
Skidmore Property, Item No. 88  
Williams Property, Item No. 89  
Restivo Property, Item No. 90  
Didier Property, Item No. 97  
Wesolowski Property, Item No. 102  
Griffin Property, Item No. 103  
Burgwin Property, Item No. 104  
Ghent Property, Item No. 110  
Lingg Property, Item No. 111  
Bates Property, Item No. 112  
Bond Property, Item No. 115

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn  
ITEM47/TXTROZ

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-4500

SEPTEMBER 16, 1991

Arnold Jablon,  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: RONALD E. BOND  
Location: 9536 HICKORY FALLS WAY  
Item No.: 115 Petition Acceptor: SEPTEMBER 10, 1991

Continuation:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *James E. Dyer* Filed and  
Special Inspection Division Approved  
Fire Prevention Bureau

JF/TFR

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 24, 1991  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for September 10, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 91, 102, 103, 104, 110, 111, 112, 114, and 115. Also, we have no comments for Case No. R 91 119.

For Item 106, comments will be made at the County Review Group meeting.

For Item 108, the County Review Group comments remain in effect.

For Item 109, comments will be reserved until the County Review Group meeting.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

92-90-A 9-24-91

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: October 9, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: September 10, 1991

There are no comments for item numbers 81, 102, 103, 104, 109, 110, 111, 112 and 115.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 13, 1991  
Zoning Administration and  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: HELBING Property, Item No. 53  
Smith Property, Item No. 64  
McClure Property, Item No. 65  
Boehnlein Property, Item No. 66  
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Buie Property, Item No. 69  
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Griffin Property, Item No. 103  
Burgwin Property, Item No. 104  
Ghent Property, Item No. 110  
Lingg Property, Item No. 111  
Bates Property, Item No. 112  
Bond Property, Item No. 115 92-90-A

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn  
ITEM47/TXTROZ

CASE NUMBER 92-90-A  
PETITIONER'S EXHIBIT #

*8' to front of property*  
*8' to wall*

*Property line*  
*8' to wall*  
*8' to wall*

*10' from front of property*  
*10' from front of property*



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7536 Hickory Falls Way

Subdivision name: OAK HURST

plat book: 111, lot 19, section 3

OWNER: RONALD + LINDA BOND

**92-90-A**

North

date: \_\_\_\_\_

prepared by: \_\_\_\_\_

Scale of Drawing: 1" = 30'

LOCATION INFORMATION

County: District 5

Election District: 11

1" and scale map: NE 12F

Zoning: DR 5.5

Lot size: 11.778 Acres

Area: 11.778 Acres

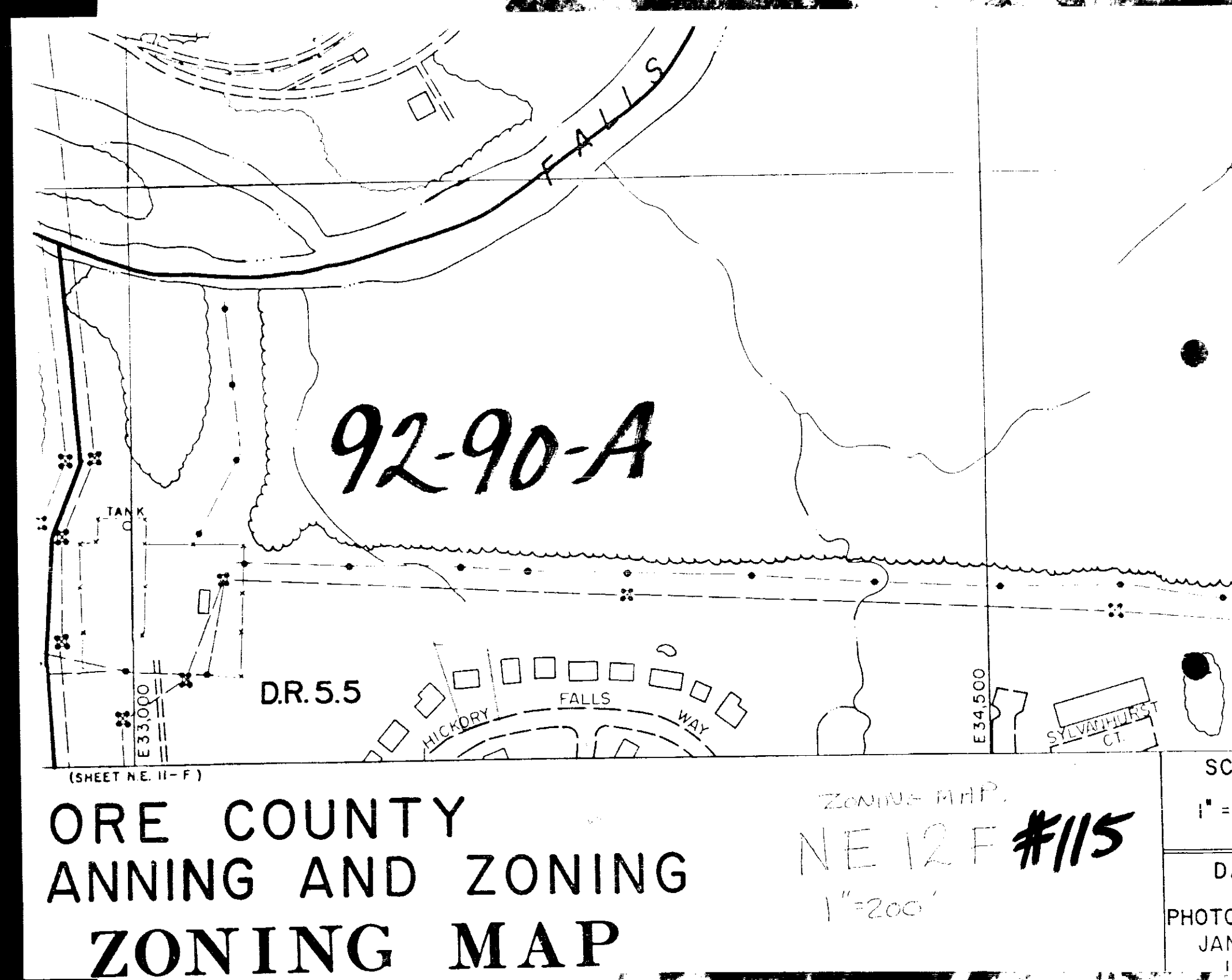
Check for Critical Area: \_\_\_\_\_

Prior Zoning Hearing: NONE

Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_

ITEM #: 115



PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE: 1" = 200'±

LOCATION: SOUTHEAST OF SUMMERFIELD

DATE OF PHOTOGRAPHY: JANUARY 1986

SHEET: NE 12-F

#115